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MINUTES

January 17, 2025

I. REGULAR MEETING

Meeting called to order at 10:00 AM by Vice Chair Sandy Murphy.

II. ROLL CALL

Commissioners Murphy, Kim Brown-Crawford, Irma Browne Jamison, Sally Jass attended.
Attending via Teams: Chair Kelvin Daniels.

III. INVOCATION

Invocation by Brown-Crawford.

IV. RECOGNITION OF VISITORS

Jenny Nazak, self-described grassroots educator and community activist in field of permaculture, or the design of sustainable environments. Nazak said that she specializes in urban permaculture with a focus on flooding, housing, and addressing the hollowing out of central-city neighborhoods.

V. PUBLIC COMMENTS

Nazak asked about a Housing Authority-owned property, called the Pine Haven parcel, at George Ingram and Rose. She asked about the mowing height, which she said matters from the standpoint of flood control, stormwater absorption. She said that not mowing the lot too low also allows food supply if an eagle or eagles live there.

Attorney Ric Gilmore reminded Nazak that the time limit is three minutes.

Nazak asked if tiny-modular housing could be explored at the site or if she could help come up with a plan to allow some growth of vegetation on the lot, with a mowed buffer and log berms.

VI. APPROVAL OF MINUTES

Regular Board Meeting – December 19, 2024 – Commissioners Present: Daniels, Murphy, Brown-Crawford, Jamison. Commissioner absent: Jass. Motion by Jamison. 2nd by Brown-



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Crawford. Murphy asked to have some discussion on Minutes. Gilmore said that what's contained in the Minutes can be discussed after the Minutes are approved, so long as there are no modifications in terms of accuracy. Murphy said that she has no modifications in terms of accuracy. She said that she thinks that they reflect very well what was stated. Minutes passed unanimously.

MINUTES DISCUSSION

Murphy said that while the Minutes are accurate, that some of the things said in last-month's meeting might be of concern to some of the Housing Authority's partners if they read the Minutes without explanation. She does not want people to misinterpret what was said. She asked to clarify that while they share concerns that the audit was delayed, that there's no money missing in our organization. Murphy said that there are no dollars that are believed to have been improperly spent, and that the money was spent where it was supposed to be spent. She said that no information was being hidden and, she said, the effect of the Agency's troubled status on the outcome of receiving the Choice Neighborhood Grant is speculation. Murphy also asked that everyone talk one at a time so that everyone's comments are heard and everyone participates. Brown-Crawford said that she didn't think that money was being hidden, but that communication was being hidden, that there are communication issues. Brown-Crawford said that she still believes that the Board should have been informed about the jeopardy of the audit.

Daniels, attending virtually via Microsoft Teams, assumed as Chair of the meeting, from Murphy, at 10:15 a.m.

Daniels said that his comments were strongly said, and that he meant them. Daniels said that he chooses his words carefully, he knows what he was saying, and he knows what he meant.

Daniels said that the issues are that we are now a troubled agency, and that we have a new audit due that cannot be completed without the previous audit being done. He said that these things are very concerning because we can eventually be taken over, that we need to take care of business.

Daniels said that Murphy is correct, that we do not know whether the Choice Neighborhood Grant will be affected, but that he believes that bad kids are not rewarded. Gilmore asked Daniels to confirm that he was going to now take the gavel. Daniels confirmed.

VII. CHANGES TO THE AGENDA

Daniels asked that a letter, from Mr. Woodyard, that Daniels provided yesterday evening to the Board be added under the Discussion portion of the Agenda. Motion by Murphy. 2nd by Jamison. Passed unanimously.

VIII. DISCUSSION

1. ROSE MARIE BRYON CENTER



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Brown-Crawford asked about Housing Authority property located on the Nova Road end of the property, at the Rose Marie Bryon Center, 625 South Street. Brown-Crawford said that the Director of the Rose Marie Bryon Center, Janet Bryant, contacted her about a very small basketball court unfortunately built on Housing Authority property. Bryant is concerned that if the Housing Authority sells its property, then the Rose Marie Bryon Center will lose the basketball court. Attorney Ric Gilmore said that Mr. Woodyard brought it to his firm's real estate department's attention last year and that while it's a small piece of property, there's not a simple solution. Deeding the property will involve title work, platting, re-platting, Gilmore said. When the cost was brought to Mr. Woodyard's attention, Mr. Woodyard thought it was prohibitive, especially for someone who encroached on Housing Authority land, Gilmore said. The alternative was potentially to do an easement, Gilmore said, adding, that an easement allows the basketball court to be on the property. He said that they have a right to be on the property, but that it's not irrevocable. So, if we decide to sell, develop, Gilmore said, we will simply revoke it, and it will go away. So if doesn't meet what she would like to have, Gilmore said, which is to own the property. We don't recommend that, he said, but the cost was if that's what's decided, was prohibitive, theoretically. How much it is, I don't have that information today, but I can have it, he said. Gilmore said that, next week, he will provide the cost of deeding the property, if that's what is decided. Jamison asked that the attorney get the cost to deed the property and the easement information.

Daniels asked Woodyard, on the record, to provide more activities for our children. He told Woodyard that if there are things he doesn't want to do, thinks may be a problem, has some issue with, then bring them up to the Board to discuss and take a vote.

2. LETTER FROM MR. WOODYARD

Jamison and Murphy said they did not see the letter that Daniels said he sent to the Commissioners the night before the meeting. Brown-Crawford said she read it. Daniels asked Woodyard about the status of the response. Woodyard said he is meeting with staff next Thursday to finalize the response. Daniels asked Woodyard to provide a draft response to the Board of Commissioners by next Friday. Woodyard explained to commissioners that the letter is not a list of everything that is wrong with the Housing Authority. Instead, he said, the letter states what typically may be issues when a Housing Authority is designated as troubled. Woodyard said that it's a form letter listing everything that could be an issue. Gilmore agreed, saying that the letter's observations are not that the Housing Authority has done all of these things. Woodyard said that, since he has been CEO, most if not all of what is listed in the letter has been and is being addressed. Less than six months ago, Woodyard said, the Board heard the property managers talking about the new scores from HUD and how much better they are. Problem property management has been replaced, he said, adding that he will stand by what this



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organization has done over the last three years, in spite of everything that has happened. He reminded the Board about Hurricane Ian and high staff turnover that the Housing Authority has faced. Despite that, Woodyard said, we've done great things, including getting the Choice Neighborhood Grant. He said that the things that the letter asks about, the Housing Authority has done, without being prompted by HUD. He reminded the Board that it voted on an Asset-Management Policy, that we've got a repositioning strategy, that the Agency is getting ready to sell a nearly million-dollar piece of property. Gilmore suggested that the commissioners read the letter and read Mr. Woodyard's response. Daniels asked that Woodyard, after the Board has received and read the letter and response, call each commissioner separately to discuss. Gilmore said that the Board can ask questions and get clarity about the letter and response but that Mr. Woodyard was hired to conduct the day-to-day operations.

Quarterly meetings with Commissioners. Brown-Crawford asked that, by the second quarter, Woodyard have quarterly meetings with commissioners.

IX. CONSENT AGENDA

None.

X. REAL ESTATE DEVELOPMENT

Woodyard gave a blended update to include real estate and the Choice Neighborhood Grant. He told commissioners that the RFQ for a master developer, under the Choice master planning grant, should be hitting the streets by the end of January. He said that as a part of that process, we're looking at partnerships with some other local developers, including Louttit Manor, a senior and disabled development about three blocks south of Headquarters on Ridgewood Avenue.

Woodyard said developers, including 990 Orange and Louttit Manor, asking the Housing Authority for project-based vouchers, that we need to know the number of vouchers they are requesting, whether they are offering the Housing Authority an ownership role, what that ownership role might look like, what is the plan to make sure that affordability is being maintained over the life of these deals, the developer's timelines, and the Authority's economic return if we decide to participate in these deals. He requested that the Board members, individually, tour Louttit Manor, and decide whether the commissioners want to proceed with providing vouchers.

Design Charrette. Woodyard said he will share results with the Board.

RAD Conversion. Woodyard said he intends to coordinate a RAD Workshop, with Board members, and Developer Smith and Henzy.

XI. BUSINESS ACTION ITEMS



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**1. RESOLUTION 2025-18 Board authorization to enter into contract with FSV
Construction to complete exterior improvements at Palmetto Park**

Director of Development and Business Management Kara Lennard told the Board that the Agency, following a safety study, held a public bid to make exterior improvements – including lighting, landscaping, security, and site signage – at Palmetto Park. She said that it was a public bid and that two bids were received. The one for approval, Lennard said, is the low bid. Motion by Murphy. 2nd by Jamison. Approved unanimously.

The Board asked Woodyard to get additional information about a CODB Police Department Grant and let the Board know the details.

**2. RESOLUTION 2025-19 Board authorization for CEO to negotiate contracts
with Torti Gallas + Partners and Cape Design Engineering (CDE) for
Architectural & Engineering (A&E) Services related to Palmetto Park,
Caroline Village, Northwood Village, Northwood II, and 211 N. Ridgewood
(Headquarters)**

Lennard told the Board that the Agency issued an RFQ for A&E services and is recommending entering into contract with two companies, the two high scorers, to make capital improvements to Agency properties. Motion by Murphy. 2nd by Jamison. Approved unanimously.

XII. OLD BUSINESS ITEMS

Daniels asked about the status of the audit. Consultant Dom Morgese said he is working with Auditor Sergio Gonzalez, of Barton Gonzalez Myers, to resolve outstanding audit issues to complete the 2023 audit. He said that the Agency will start the 2024 audit as soon as the 2023 audit is concluded.

XIII. MONTHLY PERFORMANCE

1. FINANCIAL STRENGTH

a. FINANCE REPORT

Morgese provided the Finance Reports, some containing typographical errors. Brown-Crawford asked that, prior to the Board Packet being saved to the Cloud, that the errors be corrected.

2. CUSTOMER SATISFACTION

a. RESIDENT SERVICES REPORT

Resident Services Director, Seletha Bradley, presented the department report. She introduced a new ROSS Coordinator, Wendy McBean, and told the Board that FSS received its 2025 funding. She updated the total number of households served through the Older Adults Home Modification



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Program from 54 to 63. She invited the Board to attend the Choice Neighborhood Early Action Activity Kick-Off Project, from 10 a.m. to 2 p.m., on Saturday, Jan. 25, at Dickerson Center.

3. HOUSING SOLUTIONS

a. PUBLIC HOUSING REPORTS

i. NORTH REGION

Senior Property Manager Cathy Missick presented the report for Northwood Village, Walnut Oak and Northwood II. Following household inspections, she said that 420 work orders were created, of which 157 have been completed.

Daniels asked when tenants will start being returned to Caroline Village. Missick said she is hopeful that Caroline Village will be completely leased by the end of March.

ii. SOUTH REGION

Property Manager Yvonne Gonzalez presented the report for Palmetto Park.

Motion to add 10 minutes to meeting, to end on or before 12:10 p.m., by Brown-Crawford. 2nd by Murphy. Unanimously approved.

b. HOUSING CHOICE VOUCHER REPORT

HCV Program Manager Venkisha Haynes said that in 2021, under CEO Terril Bates, the Board approved down-payment assistance for at least 20 participants per year. Haynes said that, so far, the department has issued \$72,700 in down-payment assistance for program participant first-time homebuyers. Haynes said that a 2023 FSS graduate, who closed on her home on Jan. 15, 2025, was awarded \$15,000 in down-payment assistance. Brown-Crawford asked Haynes to provide ribbon-cutting information to the Board. **CHOICE NEIGHBORHOOD UPDATE**

None.

XIV. CEO COMMENTS

None.

XV. COMMISSIONER COMMENTS

Brown-Crawford thanked everyone for continuing to work hard. Daniels said that he wants the audit completed, and that failure is not an option.

XVI. ADJOURNMENT

Meeting adjourned at 12:07 P.M.



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